



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE TUESDAY, AUGUST 2, 2005

Minutes

The Special Studies Committee of the Carmel Plan Commission met at 6:00 PM on Tuesday, August 2, 2005 in the Caucus Rooms of City Hall, Carmel, Indiana.

Members present: Jerry Chomanczuk, Mark Rattermann, and Steve Stromquist, thereby establishing a quorum.

DOCS Staff present: Matt Griffin, Planning Administrator, Director Mike Hollibaugh, and John Molitor, Legal Counsel.

Matt Griffin announced that Items 4, 5, 7, and 11 will be heard at the September 6, 2005 Committee meeting.

The Special Studies Committee considered the following items:

1. Docket No. 05050004 Z: Arden Townhomes

The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136th Street and is zoned R1 – Residential.

Filed by Jim Shinaver for Buckingham Properties.

Jim Shinaver, attorney, Nelson & Frankenberger appeared before the Committee representing the applicant. Also in attendance: David Leazenby and Sarah Nasuki, Buckingham Properties; Rich Kelly, Engineer, EMHNT Engineers; Matt Brown, Traffic Engineer with A & F Engineering.

The proposal is for a rezone for a PUD located at 1940 East 136th Street, currently zoned R-1/Residential. The application is for a townhome project to be known as Arden Townhomes. Some changes have been made in the plan to accommodate additional parking spaces.

The property is approximately 12.72 acres, north of 136th Street, Smokey Row Road, and west of and adjacent to the Carmel High School Football Stadium, south of and adjacent to the Cool Creek Apartments (now known as McKinley Woods), and east of Range Line Road. Located to the north of this site and adjacent to the real estate are parcels that are zoned B-3/Business.

Located north of and adjacent to the site is also the large residential apartments. Located farther west of the real estate are additional parcels that are zoned B-1, B-2, and B-3 Business as well as I-1 Industrial. The Carmel High School Stadium is adjacent to the west and Keystone Avenue and Range Line Road are in close proximity.

Although the parcel is zoned R-1/Residential, it is surrounded by some more intense uses. The real estate can serve as an important transitional parcel between the different, adjacent uses. The site is unique and may not be conducive for development as single-family residential lots.

To accomplish the transitional buffer, Buckingham Properties is seeking to rezone this parcel to a PUD to permit a townhome development consisting of 100 units. It should be noted that the total, on-site calculated green space for the project, including the tree conservation areas, the floodway areas, the pond, the interior landscaped areas and lawn areas is approximately 6.1 acres or approximately 48% of the total site area.

The original parking to guest ratio for this project was 2.5 spaces per unit; the overall parking ratio was 4.54 spaces per unit. Based on prior discussions at the last committee meeting, Buckingham looked at those concerns, analyzed the site plan, and was able to come up with ten (10) additional spaces and the possibility for 8 additional spaces, depending upon the final engineering for the project. Based on the additional parking spaces, the guest ratio is now at 2.64 spaces per unit with an overall parking ratio of 4.64 spaces per unit. If the 8 potential parking spaces can be constructed and were added to that ratio, it would push the overall ratio to 4.72. With the inclusion of the additional parking spaces, the petitioner strongly believes that the parking for the site is sufficient and that the parking is consistent and compatible with other, similar townhome projects in Carmel.

The up-dated traffic report was distributed to the Staff. David Leazenby and Tom Meganhart, the property owner, also distributed copies of the up-dated traffic analysis to the neighbors that attended the last meeting. The up-dated traffic analysis did take into account traffic during the school year for the time school was in session. The Executive Summary of the Traffic up-date concluded by stating that with the development of the proposed project, the adjacent roadways would still operate at acceptable levels of service. The traffic update and original report were submitted to the Department of Engineering so that Mike McBride and Gary Duncan could review the report as well. A letter was received from Gary Duncan that indicates the Department of Engineering has reviewed the information provided to them and they have indicated that they have no issues with the analysis or findings of that report.

At this time, the Chair entertained public comments:

Ronald Bird, 1841 East 136th Street, Executor of the Estate of this property, expressed concern with the traffic and the report that was apparently done December 22nd when school was not in session. There are approximately 150 condominiums less than one-half mile west on Smokey Row Road that have not been included in the traffic analysis.

Matt Brown, Traffic Engineer states the traffic counts were taken Thursday, December 16th and school was in session.

Ruthana Hoffbauer, 2111 East 136th Street, stated she was not notified of the public hearing and the proposed development. Ms. Hoffbauer is the contract purchaser of 2111 East 136th Street. Ms. Hoffbauer objects to the number of cars and traffic that will be generated by the proposed development and the economic impact on her property.

David Bird, 1841 East 136th Street, stated concern with increased traffic, destruction of wildlife habitat, the density of the project, and the increase in neighbors next door.

Nancy Jacobs, 1945 E 136th Street, agreed with previous comments. Ms. Jacobs is upset that her neighbor did not get a letter, and also upset about the traffic report and the date the analysis was done. Ms. Jacobs would be in favor of utilizing the property as greenspace. How much more building can Carmel take? The original people that established Carmel are being pushed out.

Al Pickett, 741 East Smokey Row Road, reiterated concerns regarding car traffic and truck traffic on the narrow road.

There was again open discussion regarding the traffic analysis, the date it was done, and the date of the report.

Committee Comments:

Mark Rattermann said he has no ax to grind with this property. Mark also said he did not trust traffic counts and that this will not be a traffic problem. This is not an easy parcel, next to the school, across from the old sewage plant and next to apartments—the highest, best use will be something like this. At this time, Mark said he would probably vote negative on this, but it would not take much to go positive.

Jerry Chomanczuk said he, too, was skeptical of the traffic study. The “Traditions on the Monon” will add to the traffic and it is already a problem currently. Also, the layout is deficient in amenities—no tennis courts, no gazebo, no place for families can meet in the open.

Steve Stromquist echoed concern with the traffic situation. It is unrealistic to think that this project will not have an impact on the traffic and getting into the mix of school traffic as well. This project may be too big, too intense.....

Jerry Chomanczuk noted that school would be starting up in the next two weeks and suggested that another count be taken. The latest plan submitted does not reflect the recommended improvements such as the two-way lane and the one-way lane—the access to Arden currently shows one roadway. The plans are not fully reflective of the petitioner’s recommendations.

Ron Carter, At-Large City Council member, 1311 Ridge Road, Carmel commented that regardless whether this particular project goes here or another project goes on this parcel, it is the

intention of the City to have the Cool Creek North Trail coming from 146th Street, running across and through the old sewer plant, out and across Range Line Road, past Ritter's Custard, and then accessing the Monon. The Cool Creek North Trail will be accessible from this parcel and perhaps a "spur" that will drop down to the school parking lot going across the "Trail of Tears," thereby accessing the high school, the library, and the east side of Old Town Carmel—this will be an amenity.

Matt Brown then explained the traffic analysis and the trip generations; there is similar traffic data from the Townhomes at Hazel Dell that produced 41 outbound vehicles in the AM peak hours out of 85 townhomes. The data from the Townhomes at Hazel Dell was applied to the Arden Development and was computed to be 48 outbound, 7 in—55 total trips in the AM peak compared to the Arden study.

Jerry Chomanczuk pointed out that the Hazel Dell townhomes do not have the high school next door and it is not an even comparison; Matt Brown responded it is just people coming in and out of the development.

Jim Shinaver commented that whether Arden is developed or not, there will be a certain level of activity—the trip generations are computed on the number of units proposed and the counts in the AM peak will not have an overall negative impact on the adjacent roadway system that would cause it to operate at unacceptable levels of service.

David Leazenby spoke to the demographics of the buyer of the townhomes—that person is looking for convenience, low maintenance, close proximity to an urban area. Thus, the amenities of the City provide the attractiveness to live there. The Arden purchaser is near the Monon Trail and the core of the City and restaurants. There are no sidewalks, however, there will be a 10-foot asphalt path. The Cool Creek Trail crosses the property and will eventually connect to the Monon.

Department Comments, Matt Griffin. In the long run, it is inevitable that the City will improve this segment of Smokey Row Road and at that point, we definitely deem sidewalks or paths along the road and connecting into this site. In the short term, the trail is incorporated. This project does add traffic but does not decrease the level of service along Smokey Row Road. The City Engineer supports the traffic engineer's position.

Mike Hollibaugh, Director of DOCS commented that the City does have a plan for capital improvements for the main grid streets of the City, including Range Line Road and Smokey Row. This particular segment of Range Line Road, including Smokey Row, where US 31 and Keystone converge, will be improved--Smokey Row is on that plan and is a \$5 million project that includes a round about intersection that would minimize the need to do a great deal of widening of Smokey Row in that area. As a part of that project, there would be some approach work done on Smokey Row Road. The status of the project within the plan is 2 to 5 years.

Mark Rattermann made formal motion to **forward Docket No. 05050004 Z, Arden Townhomes** to the full Commission with a positive recommendation, seconded by Steve

Stromquist. The vote on Mark Rattermann's motion was none in favor, 3 opposed (Rattermann, Stromquist, Chmanczuk) **MOTION DENIED.**

2. Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare

The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.

Filed by Mark Swanson of Mark Swanson Associates.

Mark Swanson and Dennis Lockwood, Mark Swanson Associates appeared before the Committee representing the applicant. Also in attendance: Kevin Roberts, DeBoy Land Development Services, and Les Olds, Director, Carmel Redevelopment Commission.

There were some outstanding issues from the July 5, 2005 meeting that have been looked at again, and those will be discussed this evening. Meetings have been conducted with the department prior to and after the submission as well as meetings with the Redevelopment Commission.

The building is 30,000 square feet and by Ordinance is required to have one parking space per 300 square feet of gross area; therefore, 100 parking spaces are needed. Currently, Nightingale Healthcare has 40 full time employees. The building is being designed to accommodate 51 persons or offices. On the revised site plan, the building footprint and parking lot shows 75 parking spaces on site. Previously, 74 spaces were shown. After meeting with the Department, the building has been moved back to the west to accommodate additional parking along the street. Currently, the situation is that there are 75 actual on-site spaces and 40 full-time employees with a potential to grow to 51.

The building will have a limestone color, brick base with a limestone cap extending from the ground up to the top of the first floor. The size of the windows has been diminished and windows have been incorporated to the north side of the east elevation. In addition, the entry into the building has been shrunk in width from 65 feet down to 50 feet.

The landscape plan was revised to add some additional trees along the north property line, particularly to the northwest. In addition, plantings have also been increased along the west property line. A planting area was created at the northwest corner and the southwest corner to accommodate the wishes of the City Urban Forester.

Les Olds, Director, Carmel Redevelopment Commission, addressed the Committee on behalf of Nightingale Home Healthcare. The facility is an old residence that was converted to office space. In terms of New Urbanism and Redevelopment, the buildings have been pulled up to the street with parking to the rear. The building is being torn down and a three story building in its place. The layout prepared by the Redevelopment Commission consisted of further concepts moving south along Range Line Road for additional office buildings and removing all of the residential-type buildings. The concept being utilized by the petitioner is exactly what the Redevelopment Commission would like to see happen on this site. More importantly, the petitioner is requesting a curb cut on Veteran's Way. The Redevelopment

Commission will support the request for the curb cut based on the fact that the petitioner is willing to grant the right for public parking on their surface parking area for weekends and evenings—extremely important to the City for future development. Les Olds asked that the Committee support and approve the concept being presented by the petitioner.

Department Comments, Matt Griffin. There were some issues with the parking on this site. This site should be looked at as an Urban Setting and a “block project.” This is the first piece of a block. There will be excess parking the next building down. The pooled parking will serve the front buildings. Also, the Staff and the CRC would like to see on-street parking. In the short term, there will probably not be on-street parking on Range Line. If there happens to be an issue of more parking spaces, the Dept. would consider the banked parking that is essentially street parking on Veteran’s Way, and the Engineering Department can implement that in the short run. On site is more than adequate for this particular tenant. If there were a new office user in the future, we would rely upon the larger pool of parking adjacent. Rich’s Furniture, by all accounts, is probably over-parked as its use is currently; if the use changes, maybe not, but we can only operate with what we know currently. At the current date, this does not meet the Ordinance, but the Ordinance allows for “borrowed” parking.

Committee comments:

Mark Rattermann commented that he had no problem with the building but does have a problem with the parking.

Jerry Chomanczuk asked about the parking requirements; Mr. Swanson responded that 100 spaces are required, 75 are being provided on the Nightingale site plus 27 additional parking spaces leased by written agreement with Rich’s Furniture.

Jerry Chomanczuk also asked about access for parking to Rich’s, since there is a difference in the grade of the two properties; Mr. Swanson responded that access would be at the front, and those people parking there would come in the front door of the Nightingale facility. Mr. Swanson also said that Rich’s has over 110 parking spaces on their site. Over a two-week period, parking was observed and there were between 8 to 20 cars in the lot at various times of the day. Mr. Swanson also said that currently, Nightingale’s complete department for data entry has been eliminated and that will affect the number of employees and parking requirements in the future.

Jerry Chomanczuk said that he was saddened by the number of mature trees that will be cleared to accommodate this project

Mike Hollibaugh said this is not a suburban office setting but rather a mixed-use setting. Matt’s argument for give-and-take on additional sides is valid. City Hall itself could change use—the City Court could re-locate and intensive use on certain days could change and free up parking. The game plan is worth the risk on the parking issue.

Mart Rattermann reiterated his problem with the parking on this project and he intended to vote “No” on this project.

Jerry Chomanczuk felt that the agreement with Rich’s as to parking for this facility is the saving grace for this project and makes it acceptable.

Mark Rattermann made formal motion to forward **Docket No. 05050001 DP/ADLS, Nightingale Home Healthcare** to the full Commission with a favorable recommendation, seconded by Steve Stromquist. The vote was two in favor, one opposed (Rattermann.)—**no decision vote.**

3. Docket No. 05050003 Z: Fortune Rezone

The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131st Street and is zoned S1.

Filed by Charlie Frankenger

Charlie Frankenger, attorney with Nelson & Frankenger appeared before the Commission representing the applicant. Also in attendance: Paul Shoopman and Dave Jackson representing Indiana Land Development Co.; Mark and Becky Herbison, owners of the subject real estate; Tom Neal, husband of Wendy Fortune.

This matter was first presented to the Plan Commission in June and in order to provide time to meet with the area residents, the petitioner did not have Committee review in July. In the interim, since the Plan Commission meeting in June, Paul Shoopman has had numerous meetings with concerned, neighboring residents in order to identify areas of concern so that the petitioner could be responding and addressing those concerns.

The 43 acres is located south of 131st Street and west of Towne Road, sandwiched between two sections of the Villages of WestClay, one to the east, one to the west. The conceptual plan allocates the real estate into three sub-areas, A, B, and C. Sub-area C permits detached, single-family residence; sub-area B permits detached, single-family residences and townhomes; Sub-area C permits detached, single-family residences, townhomes, civic uses, and limited commercial uses. The commercial uses have been narrowed down to what are essentially the permitted special uses within the S-1 Residential District.

For comparison purposes, the density of the surrounding subdivisions was presented to the Committee in the Department Report. Through meetings with concerned residents, comments have been received citing concerns with density and the commercial area. It is the petitioner’s belief that the proposed density is meaningfully less than what exists to the east and provides a reasonable transition from the higher density to the east. The limited commercial and civic uses are very much like the permitted, special uses—if not identical—permitted in the S-1 District with BZA approval and are a reasonable buffer and transition to the commercial development to the northeast within the Village of WestClay.

The meetings with the neighbors led to a number of revisions within the PUD Ordinance and those revisions will be submitted to the Department in writing. Briefly, the petitioner agreed to include provisions requiring two-car garages; buffering will be enhanced along the western boundary for the neighbor to the west; the petitioner agreed to re-locate the north/south road to the east. Out of deference to the neighbor to the south who was concerned about car lights in his front window. Tree preservation was increased, in particular to preserve the large cluster of Oak trees in the northeast corner of the real estate. The petitioner has also agreed to eliminate vinyl siding as a permitted, exterior building material, and finally, the petitioner has agreed to reduce the building height of any commercial or civic building located in sub-area A from four (4) stories to 45 feet.

Department Comments, Matt Griffin. The Department is requesting a time-table for revised plans and will they reflect the elimination of double-frontage lots on two streets.

Charlie Frankenberger responded that the revised plans should be available prior to the September Committee meeting. There have been on-going discussions with the Village of WestClay regarding the double-frontage lots. It is the petitioner's understanding that it is not feasible to have that integration on the east because of how far along the Village of WestClay is in their plans.

Jerry Chomanczuk stated that the petitioner has made several concessions and would like those placed in writing and submitted to the Department, i.e. building height either in stories or feet; elimination of vinyl siding to what material; increase landscape buffering on the west; number of stores, etc.

Public Comments:

Dan Muehlenbein and wife Karen, stated they had submitted a letter expressing concerns, some of which have been addressed such as the relocation of the street. However, there is still a concern with the quality of the homes to be built, square footage, and the price point. The Muehlenbeins could perhaps support higher density if there were a higher price point.

John A. Smith, 2885 West 131st Street, two properties west, was opposed to the density and opposed to rezoning S-1 residential to commercial. Mr. Smith asked that the Commission support the Comprehensive Plan as revised and the master plan for the City.

Marilyn Anderson, 3884 Shelborne Court, asked that the Commission not grant any approval without knowing the proposed use. Would like the property developed by S-1 standards and does not support a rezone of the property to commercial.

Bruce and Nancy Young, 2727 West 131st Street, submitted a letter summarizing their opposition to the proposed rezone as follows: Density; front load garages; insufficient detailed construction specifications; no connectivity to the Village of WestClay shown and the currently proposed entrance to the south and to the north will create traffic congestion; commercial area; and inadequate landscape buffer on the western boundary. Mr. & Mrs. Young expressed a

strong desire for the planning officials to enforce the existing zoning ordinances and deny the rezone.

Dee Fox, 11389 Royal Court, Huntington Chase Subdivision, stated the concessions are good but minor. The major issue is with rezoning residential property to commercial—this is market drive, site zoning. There is also little recreational area proposed.

Mark Rattermann commented that the list is pretty short in the Sub-area A section—single family homes, townhomes, accessory dwelling. The clinic or medical health centers and office use is probably the most offensive. The church, temple, place of worship—not objectionable as far as use. Post Office use has been suggested, but when initially proposed, the post office had no money. Library, certainly possible and can be done if the library chooses to do so. Kindergarten, pre-school/day care, probably is not do-able. The school use is no problem. The real things that are offensive in the list are office uses. There is room for compromise here—the Church use is not as bothersome as office use. The density is still the issue.

Jerry Chomanczuk suggested a separate session for discussing this project if the Agenda for next month is heavy.

Docket No. 05050003 Z, Fortune Rezone, was continued to September 6, 2005.

4. Docket No. 04090045 ADLS: O'Malia Fireplace.

The applicant seeks approval of a building and parking lot expansion. The site is located at 220 South Range Line Road. The site is zoned B-1/Business.
Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

CONTINUED TO SEPTEMBER 6, 2005 MEETING

5. Docket No. 05060013 ADLS Amend: Carmel Office Park – Building 4

The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking.
The site is located at 389 Gradle Drive and is zoned I1 (Industrial).
Filed by Mark Settlemyre of Foresight Engineering.

CONTINUED TO SEPTEMBER 6, 2005 MEETING

6. Docket No. 05070018 ADLS Amend: Lotus Heart Yoga Centre

The applicant seeks approval for an awning sign.
The site is located at 14 ½ W. Main Street and is zoned B2 within the Old Town Overlay.
Filed by Robbin Schneider for Lotus Heart Yoga Centre.

Robbin Schneider, Lotus Heart Yoga Centre, 14 ½ West Main Street, (above Miran's Café.)
The space above Miran's Café is leased for the Yoga Centre. The application is for the

installation of an awning sign at this particular location. Approval has been to Jeff Worrell and Tom McAffey (owners of the building) to replace the striped awnings with dark green awnings.

In lieu of a hanging sign for the second story facility, the petitioner proposes installation of a dark green awning to match the other two awnings with the Lotus Heart logo in white and the design of the lotus flower and heart in the center. The awning will be over the existing doorway. The proposed sign dimensions are 50 inches X 64 inches and complies with the Ordinance.

Department Comments, Matt Griffin. As proposed, the sign does meet the Old Town Ordinance. At this time, the Department is recommending approval.

Mark Rattermann made formal motion to approve **Docket No. 05070018 ADLS Amend, Lotus Heart Yoga Centre**, seconded by Steve Stromquist, **APPROVED** 3-0.

7. Docket No. 05060035 ADLS Amend: Hamilton Crossing East: Chase Bank

The applicant seeks approval for 2 wall signs and a building retrofit.

The site is located southeast of 126th St. and US 31 and is zoned B-2/Business within the US 31 Overlay.

Filed by Paul Reis of Drewry Simmons & Vornehm.

CONTINUED TO SEPTEMBER 6, 2005 COMMITTEE

8. Docket No. 05070019 ADLS Amend: Bank One / Chase ATM Structure and Signage

The applicant seeks approval for the replacement of ATM signage and structure.

The site is located at 200 E. Carmel Drive and is zoned B8 within the Range Line Rd./Carmel Dr. Overlay.

Filed by George Geiger of Dana Signs for Chase Bank.

George Geiger of Dana Signs and field engineer for Chase Bank appeared before the Committee representing the applicant. Proposed changes are being made due to the change to J.P.Morgan. This proposal removes the island pad and “dog house” for the ATM machine. There will be a new pad for the ATM. The specifications of the ATM machine are 4 feet wide by 4 feet, 9 inches tall, 2 feet, 7 inches deep. At a later date, the petitioner will return to incorporate the Chase logo. There are four ballards for protection for the machine.

Note: The only bank location in Carmel is 200 East Carmel Drive.

Mark Rattermann moved for approval of **Docket No. 05060035 ADLS Amend, Hamilton Crossing East, Chase Bank** ATM machine conditioned upon the elimination of the canopy according to revised drawing provided by petitioner and subject to approval by the Department staff, seconded by Steve Stromquist, **APPROVED** 3-0.

9. Docket No. 05060011 DP/ADLS: Guilford Road Condominiums (Townhomes)

The applicant seeks create an 8 townhome buildings containing a total of 37 units on

2.15 acres. The site is located at the SW corner of Main St. and Guilford Road and is zoned OM/MU (Old Meridian/Mixed Use).

Filed by Marc Monroe for Guilford Real Estate Partners, LLC.

Mark Monroe, attorney, One Indiana Square, Indianapolis appeared before the Committee representing the applicant. Also in attendance: Mr. VanDykman, project engineer; Scott Cresfall, Guilford Real Estate Partners; Mark Smith, project architect.

The site is located one property south of Main Street on the west side of Guilford Road, adjacent to the Wilson Village condominiums to the east, the Carmel middle school and park-like setting to the south, and the Rose Walk on Main senior living facility to the west, and an office building and new retail facility at the corner recently approved by the Commission.

The site plan consists of eight (8) condominium buildings, owner-occupied. It is anticipated that each unit will be approximately 3,000 square feet in size with a selling price of approximately \$300,000. Several of the units front on Guilford, per the Old Meridian District plan. The proposed development is within the Multi-Family zone within the Old Meridian District.

The site plan also includes a courtyard area between certain building units, and the back of certain building units front to the retail building on the corner while some of the units front to the park area that is a part of the middle school site. The units themselves are primarily red brick material with some siding/trim feature. The elevations have been altered slightly from those appearing in the informational packets and now include stone base at the entries rather than the lattice feature previously shown—this was an issue raised at the Commission meeting on July 19th. Dental molding has also been added along the entry-way as well as the roof line. Other, subtle changes have been made, including adding a path along Guilford Road that is required by the Old Meridian District Ordinance. The petitioner has matched the path as it fronts on Guilford Road and connects to the retail building. The petitioner has also added additional street lighting along Guilford Road and mathematical computations confirmed as far as building coverage ratio and the floor area ratio.

Another issue raised was parking. Each unit within the complex has a two-car garage plus two parking spaces—twice as many as required by the Ordinance. The Ordinance requires one space per unit, there are actually two spaces per unit in the back that fronts on each garage and these are deemed to be adequately sized to permit two cars to park without extending into the drive aisles. The petitioner has added windows to the side units along Guilford Road rather than having all brick; siding has been added at the top as well as the windows.

Matt Griffin, outstanding items—what is the stone—split face block? The petitioner responded that it is actual stone. The windows have been re-designed and off-set four feet. The Department is still awaiting a landscape approval letter from Scott Brewer.

Mark Monroe responded that comments have been received from Scott Brewer and those were addressed on the plan presented to the Commission. The petitioner will follow-up with Scott Brewer.

Mark Rattermann asked about the stone—it certainly looks like concrete. Does the 3,000 feet of stone include the garage? And Is there guest parking?

Petitioner’s response: The stone is actually cast stone and does not include the garage. The guest parking is outside the garage.

Jerry Chomanczuk was concerned with the landscaping on the northern boundary. There is a development going in that will house Joe’s Garage and the townhomes will be facing their parking lot and open bays. There should be more than adequate landscape and buffer for those particular residents who buy in the northern part; maximize whatever landscaping and trees can be put on the northern part of the property.

Secondly, what is the function of the balconies above the stairwell or are they ornamental? There are no doorways that open into the balconies.

Mark Monroe responded that they are ornamental and a part of the Georgian Architectural Style. The balconies are not functional—they are a part of the entryway—a planned architectural element. The units are all brick-wrapped.

Mark Rattermann made formal motion to forward **Docket No. 05060011 DP/ADLS, Guilford Road Condominiums (Townhomes)** to the full Commission with a favorable recommendation, seconded by Steve Stromquist; two in favor, one opposed (Rattermann), **No decision vote.**

10. Docket No. 05070020 ADLS Amend: DoubleTree Guest Suites

The applicant seeks approval for exterior modifications, mainly of the roof color & signage. The site is located at 11355 N Meridian and is zoned B6/Business within the US 31 Overlay.

Filed by Robert Scherer of The Sign Group, Inc.

Bob Scherer, The Sign Group appeared before the Committee representing the applicant. Also in attendance: Tom Lamb, General Manager of the DoubleTree Guest Suites.

The applicant is requesting a third sign on the property. The proposed sign would replace the ground sign on US 31; the sign is 111.32 square feet. There is one other change. The original intention was for a “teal” sign—the corporate logo color, and to paint the roof teal also. The existing roof color “bled through,” and was not workable to change. Therefore, the roof color is as it was before.

The lighting is white logo, similar to the signs on Executive Drive, with an opaque face.

Department Comments, Matt Griffin recapped the situation. Currently, there are two ground signs on site. The petitioner will lose one to accommodate the new wall sign. As proposed, the sign is larger than allowed by Ordinance. The petitioner was given the option to reduce the sign or request a variance through the Board of Zoning Appeals.

The petitioner said the new sign would be almost 250 feet farther off the road and the readability of the 18-inch letters would only work about 700 feet away. If the sign were any smaller, they would have the same problem as currently exists.

Mr. Lamb commented that weekly, there are guests that complain that they drive by the hotel and do not see the sign.

John Molitor suggested a BZA Hearing Officer rather than appearing before the full Board of Zoning Appeals.

Mark Rattermann made formal motion for approval of **Docket No. 05070020 ADLS, DoubleTree Guest Suites** with the caveat that the petitioner must have BZA approval for the size of sign as presented, seconded by Steve Stromquist, **APPROVED 3-0**.

11. Docket No. 05070021 ADLS Amend: Burger King Exterior

The applicant seeks approval for exterior modifications (painting and roofing).

The site is located at 613 E. Carmel Drive and is zoned B8.

Filed by Robert Cripe of Peabody Painting for Burger King.

Tabled to September 6, 2005

There was no further business to come before the Committee and the meeting adjourned at 9:30 P.M.

Jerry Chomanczuk, Chairperson

Ramona Hancock, Secretary